

**Working Notes**

**TOWN OF ROCKY HILL  
ECONOMIC DEVELOPMENT COMMISSION  
MEETING OF JULY 8, 2014**

**1. CALL TO ORDER**

Chairwoman Marti Stiglich called the July 8, 2014 Economic Development Commission meeting to order at 6:01 p.m. in the Council Chambers of Rocky Hill Town Hall, 761 Old Main Street, Rocky Hill, CT.

Those in attendance: Vice Chairman Mark Walworth, Commissioner Christopher Duff (Entered at 6:03 p.m.), Commissioner Sharon Mounds and Commissioner John Roderick. Also present was: Ray Carpentino (Economic Development Director).

The Pledge of Allegiance was recited.

The attendance was taken at this point.

**2. APPROVAL OF MINUTES & WORKING NOTES**

**Vice Chairman Mark Walworth made a motion to approve the Minutes and Working Notes of the June 10, 2014 meeting of the Economic Development Commission. The motion was seconded by Commissioner Christopher Duff and adopted unanimously.**

**3. ROCKY HILL CHAMBER OF COMMERCE UPDATE/BUSINESS INTRODUCTIONS**

Chairwoman Marti Stiglich said that no one was present from the Rocky Hill Chamber of Commerce at this time so she said that they would move on to the next item on this meeting's agenda. She said if someone ended up showing up from the Rocky Hill Chamber of Commerce during this meeting then they would try to "squeeze them in".

**4. PUBLIC COMMENT**

Chairwoman Marti Stiglich asked if anyone from the public wished to comment at this time. Pat Hughes-Walworth said that she was delighted to see that Ames was sold. Ray Carpentino said that he would talk about that in a few minutes.

**5. DISCUSSION/ACTION:**

**a. Ames**

Chairwoman Marti Stiglich said that she and Ray Carpentino had gone to the auction for this. Chairwoman Marti Stiglich said the bid was accepted and her understanding is that there is forty-five days during which this can be negotiated before it will be final. Ray Carpentino said he had met last Friday with the Connecticut representative from the Morgan Reed Group and she indicated that they accepted the bid. Chairwoman Marti Stiglich said that is wonderful. Ray Carpentino said there are still some things that will need to be negotiated. Chairwoman Marti Stiglich said the Morgan Reed Group is stationed in Miami, Florida. She said that she and Ray Carpentino had an opportunity to exchange business cards with the individual owner. Chairwoman Marti Stiglich said it seems like they are going to do something. Ray Carpentino said this individual really doesn't have a plan but they want to look at what the Town needs and what the Town wants to see there. He explained to the Connecticut representative what the Town has been talking about for the past eight years (i.e. bringing back a downtown and mixed use, etc.) Chairwoman Marti Stiglich said "mixed use" are words that both she and Ray Carpentino had used with the individual and they are hoping he will consider this. Chairwoman Marti Stiglich said that he didn't seem adverse in doing this. She said that had been a good meeting and she told Ray Carpentino that he has gotten a definite answer that this has been sold per se. Chairwoman Marti Stiglich mentioned again that they still have some things to negotiate on. Ray Carpentino said they will wait now.

Commissioner Sharon Mounds asked if the Morgan Reed Group has a history of the types of developments that they do. Ray Carpentino said yes. The Morgan Reed Group is in many different States and they have done quite a few developments in Hartford. They own Union Place in Hartford, as well as a couple of other developments in Hartford and in New Haven. They have done a lot of higher end residential and a lot of mixed use developments. Chairwoman Marti Stiglich said they probably would be very amenable to mixed use for the Ames' property. Ray Carpentino said absolutely. Chairwoman Marti Stiglich said that is great and she told everyone that they will keep their fingers crossed so that nothing will go wrong with this.

Commissioner Christopher Duff said it seems like they are in the very early stages as to what the individual is planning on doing moving forward with this. He asked if the individual has a timetable as to when they are planning on bringing a proposal to the Town. Ray Carpentino said no and he said the individual still has to focus on the closing. Commissioner Sharon Mounds asked if there is a timetable for the closing. Ray Carpentino said they have forty-five days from June 19, 2014. Commissioner John Roderick asked if there is any information with regards to what roadblocks there might be to the closing. Ray Carpentino said no. Chairwoman Marti Stiglich said this could always be that there is a bid that is in place and they got the highest bid but the other side could say that this isn't enough money so they could "hang it up".

Commissioner Christopher Duff said one of the things that they had been talking about the last couple of months was a potential for this to be for a clean manufacturer. He said there is a wide range of alternatives that can fit under the mixed use umbrella. He asked Ray Carpentino if he

has any thoughts as to how this site is zoned and how they might be able to support future developments or he asked if there is anything that they might have to keep in mind that might be a preliminary step to the project moving forward. Ray Carpentino said that this site is zoned "C" for Commercial. This allows mixed use (i.e. personal services, retail and office) but it doesn't allow manufacturing. He explained some more about a mixed use development. The Commercial Zone allows just about everything that they see on Cromwell Avenue and on the Silas Deane Highway. He said this probably would have been occupied eight years ago if this was zoned for manufacturing. Commissioner Christopher Duff said thank you.

Chairwoman Marti Stiglich asked if there were any other questions on Ames and there were none.

**b. CERC Training**

Ray Carpentino said CERC is really booked up and the earliest date that they could get for this training would be on November 7, 2014. He told this Commission that he sent an e-mail out to all of them asking them if they could make this and he thought all of them had said that they can. He said that they will confirm that November 7, 2014 at 6:00 p.m. will be a good time. A notice will then be sent out to the Economic Development Subcommittee, the Town Council, the Zoning Board of Appeals, the Planning and Zoning Commission and the Inland Wetlands Commission. At this point, he passed out a copy of what CERC does so that the Economic Development Commission could take a look at it.

**c. Visitation Program**

Ray Carpentino said they haven't done a visitation since they went to Aramark. He asked if they had reported on that and Chairwoman Marti Stiglich said they hadn't so he told her that she could report on this. Chairwoman Marti Stiglich said that she and Ray Carpentino had visited with Aramark and that is a business that is very diverse. Aramark is all over the Country. Chairwoman Marti Stiglich asked Ray Carpentino if he would call this a big transitional warehouse. Ray Carpentino said yes. Chairwoman Marti Stiglich said that Aramark in Rocky Hill has renewed its lease for eight or ten years. Aramark provides uniforms and the cleaning of these all around Connecticut. Aramark also goes into Rhode Island and into New York. She explained some more and she said that Aramark's business is doing well. They also do lunch services for a variety of hospitals and schools. Ray Carpentino said that isn't done though from their facility in Rocky Hill. Chairwoman Marti Stiglich said Aramark is also involved in the Department of Corrections. They provide backroom services. She said the bottom line is that they are a very interesting company. Aramark had recently lost a contract but that isn't affecting them at all. Ray Carpentino said Aramark had lost their food cafeteria contract with Choate Rosemary Hall School. He had been concerned that this would affect Aramark's facility in Rocky Hill. Chairwoman Marti Stiglich said it won't because they will be here for at least another eight years. Aramark likes the central location because it makes it easier for them to get all of their business done around the State. They also have a smaller location in New Haven for the hospitals there. The facility in Rocky Hill is a very large one.

Chairwoman Marti Stiglich referred to the questions asked of Aramark as to whether they are pleased with Rocky Hill services and whether they had any problems or issues. She said that they didn't per se. The only comment that this business owner jokingly made was that he has to remember that he can't drive on Dividend Road if he has to get into one of the trucks and drive himself. Aramark does see the reason why they have to drive out the way that they do though. Chairwoman Marti Stiglich said it was a very meaningful visit. This was someone again who doesn't have any wants or needs from the Town and they are perfectly satisfied.

Chairwoman Marti Stiglich said that Aramark doesn't employ anyone who actually lives in Town. Ray Carpentino said they really don't have that many employees in their building. Chairwoman Marti Stiglich said that is right because the employees are all out on the road per se. She thinks that they have a Sales Staff of two or three people.

Chairwoman Marti Stiglich asked the Commissioners if they had any questions about this and they didn't.

#### **d. POCD Update**

Ray Carpentino said that Planimetrics was awarded the contract for the Plan of Conservation and Development (POCD). Kim Ricci (Town Planner) will be meeting with Planimetrics on Monday. Ray Carpentino believes that Kim Ricci and the Planning and Zoning Commission will be meeting with Planimetrics on July 22, 2014. Ray Carpentino said future meetings will also be held. He referred to what he had said in the past about Kim Ricci being very aware of the Economic Development Commission's desire to be involved in this and he said that she fully agrees with that. Ray Carpentino said this is all that he could tell them about this right now.

Chairwoman Marti Stiglich said they are moving forward with this and she asked if the understanding still is that this needs to be completed by June of 2015. Ray Carpentino said per the State law that this has to be finished by July of 2015. Chairwoman Marti Stiglich said fine.

Commissioner Christopher Duff told Ray Carpentino that he believes there has been talk about there being public comment sessions where the public could give input on parts of the upcoming areas in the POCD redraft process. Commissioner Christopher Duff asked how they are going to be making this information public and he asked how people from Rocky Hill can find out about ways that they can attend these sessions. He asked if this has been decided yet. Ray Carpentino said that he didn't know but he is sure that this will be done the way it usually is with public meetings (i.e. notices and websites, etc.). Chairwoman Marti Stiglich said she had been on the Planning and Zoning Commission when the last POCD had been done. She recalled that there had been two public hearings that the Planning and Zoning Commission had and copies of the POCD had been available beforehand. This is basically done by the Planning and Zoning Commission per the Town Charter. The Planning and Zoning Commission is the "driving body".

Ray Carpentino said the Planning and Zoning Commission will usually have workshops for this before they get anything on paper. They will do opinion polls on the Town's website, as well as telephone surveys. Chairwoman Marti Stiglich said the consulting company will do that

actually. Ray Carpentino mentioned again how this will be up to the Planning and Zoning Commission. Chairwoman Marti Stiglich mentioned again how she remembered two public meetings that had been held at West Hill School in the auditorium.

## **6. DIRECTOR'S REPORT**

Ray Carpentino said he already had spoken about Ames this evening.

The Town Center West development has received approvals from the Planning and Zoning Commission with regards to their reduction for the commercial square footage and the addition of the 144 apartments. The Redevelopment Agency approved that change also. They also approved the modification of the agreement between the developer and Rocky Hill because this is going to be a redevelopment site. The Redevelopment Agency and the Town Council had an agreement of many things. This also included what wouldn't be permitted and also the partnership. The agreement had to be modified because of the residential development and a residential developer has to be brought in. This residential developer will be the same one that there is for the Brook Street property. There will be commercial on one side of this development and residential on the other side of it. There will be a pedestrian/vehicular connection for the residents. The theory is that this will be one development parcel with two different developments. The Town Council approved this last evening. The developer, at his cost, will be repaving the two parking lots at Elm Ridge Park as part of the agreement. Chairwoman Marti Stiglich asked if this will be in lieu of the steps at Rocky Hill High School. Ray Carpentino said yes and he said that this agreement will hopefully be back to Acting Town Manager John Mehr by the end of next week for signatures. Chairwoman Marti Stiglich asked if the State of Connecticut Department of Transportation still needs to be filed with. Ray Carpentino said the developer is in the process now of getting the required new data to the State. Chairwoman Marti Stiglich said this isn't a foregone conclusion. Ray Carpentino said the State basically told the developer about doing "X", "Y" and "Z", which he did do. Chairwoman Marti Stiglich said that they can keep "their fingers crossed really tight" that this will be approved. Ray Carpentino agreed. Chairwoman Marti Stiglich said this is good news.

Ray Carpentino referred to economic development activities. He told them that they knew that they have adopted their Mission Statement. Chairwoman Marti Stiglich said they finally did. Ray Carpentino said for the Economic Development Commission's next agenda that he will have the Mission Statement somewhere at the top of it and this will be carried out for every one of their agendas. Chairwoman Marti Stiglich said that is wonderful. Commissioner John Roderick thanked Commissioner Christopher Duff for the motion he had made for this (at this Commission's last meeting) and Commissioner Christopher Duff told Commissioner John Roderick that he had his back. Chairwoman Marti Stiglich said she thought when the Mission Statement had been adopted at this Commission's last meeting that she had thanked both Commissioner Christopher Duff and Commissioner John Roderick for the great job they had done in getting that together and also for them providing this Commission with a working plan as to how they get there. Chairwoman Marti Stiglich referred to one suggestion that they had for the Mission Statement itself with regards to if there is any way to have this put on the back of business cards. Commissioner John Roderick said this would have to be small print. Chairwoman Marti Stiglich said she has seen fold-over business cards. Ray Carpentino told

them that he has had those fold-over business cards there. Chairwoman Marti Stiglich told Ray Carpentino that the Mission Statement is something that he can talk about as he is handing out his business cards.

Ray Carpentino referred to the RFP for the solar farm, which will be a rather large project on the Town's property. He has sent out sixty RFP packages to various solar development companies. These companies are in the United States, as well as in Puerto Rico and the Philippines. There was a site visit on June 25, 2014 and nine companies had shown up for the tour. Chairwoman Marti Stiglich said that is wonderful. The deadline for the package responses has been extended for an additional two weeks because of the questions that some of the companies had. The Town is hoping for quite a few responses to be submitted to it and hopefully they will pick the company that will be the most financially beneficial to it.

Ray Carpentino asked the Commission if they had any questions about the solar farm project. Vice Chairman Mark Walworth asked if the Town is working with CL & P or anyone because he is assuming that they are going to be load sharing. Ray Carpentino said he sent the RFP out to CL & P. He said that CL & P isn't going to be bidding on this but they have helped the Town with a couple of questions and they will also help with additional questions. He said of course that the solar farm will have to be tied into CL & P's system. Commissioner John Roderick asked if this is intending on being a pilot for something that might be expanded on down the road. Ray Carpentino said this probably will be the largest solar project in Connecticut. He mentioned how there is also an opportunity for a developer to expand into the fifty-four acres that abuts that property and that is privately owned. Chairwoman Marti Stiglich said that is the Russo property. Ray Carpentino said there are a couple of companies that are interested in contacts for them. It is up to the companies to submit to the Town what they feel will be the best projects, as well as the timelines and the financials, etc. It will be up to the Town to review this and to consult with a consultant that has been hired by the Town Attorney and who will help with the technical aspect of this project.

Ray Carpentino said that he is continuing to work with a local manufacturer who needs to develop their square footage. He said the property that he has tried to match with them isn't big enough. The manufacturer wants to build a building that is 35,000+ square feet with maybe another 20,000 square feet for expansion. There isn't another property that is available or for sale in Town that will allow manufacturing. The only properties that are for sale are zoned Office Park. He fears that this local company will have to move out of Rocky Hill. Commissioner Sharon Mounds asked how long they have been here. Ray Carpentino said they have been here for a few decades. He said that he can help this developer find a property and help with a zone change for a single property but he told this Commission that he thinks at the same time that they need to approach the Planning and Zoning Commission in order to have some of these properties allow manufacturing. He mentioned that this probably will be in concert with the Plan of Conservation and Development. He told them that they have talked about higher tech manufacturing. He explained what Office Park will allow. The manufacturer that he is working with manufactures his own aerospace parts. They are very high tech, etc. Chairwoman Marti Stiglich said this is a very clean manufacturer.

Vice Chairman Mark Walworth told Ray Carpentino that he had been talking a while ago about a new zone. Ray Carpentino said this would be Business Park II. Vice Chairman Mark Walworth asked if that would allow for the light manufacturing that he is looking at. Ray Carpentino said yes and there would also be larger lots. The Business Park right now allows for half acre lots (i.e. contractor yards). He said that his idea was to expand this to allow for this type of a facility along some parts of Brook Street and maybe along Cromwell Avenue. This manufacturer is a larger developer of a higher value as opposed to many of the different contractor yards that are located on Dividend Road currently. He explained some more. Vice Chairman Mark Walworth asked Ray Carpentino if he has posed this to the Planning and Zoning Commission. Ray Carpentino thought a memo was sent one year ago to the Planning and Zoning Commission. Chairwoman Marti Stiglich asked Ray Carpentino if he thinks it is time for another memo to be sent to the Planning and Zoning Commission. Ray Carpentino told this Commission that he would send the memo package to them that he had sent to the Planning and Zoning Commission so that this could give them a background about this. This had been discussed with the other Economic Development Commission he said. He told them that they would “jump on that again”.

Commissioner John Roderick said this Town will start losing businesses as they start growing and as manufacturing makes a rebound. He doesn't know if there are any incentives that they can give to these manufacturers for being more green ones or if they use renewable resources, etc. He doesn't know if there is any way to intertwine that into these proposals. Ray Carpentino said they have the typical Tax Abatement Program.

Chairwoman Marti Stiglich referred to the manufacturer they had been talking about and she confirmed that the main issue is that he is finishing his second expansion. Ray Carpentino said that he thinks so. Chairwoman Marti Stiglich said this doesn't leave this manufacturer any room to grow further but he is growing “by leaps and bounds”. She said again that this is very clean and she mentioned that she didn't even know that she was in a manufacturing plant.

Commissioner John Roderick said that the tolerances are pretty high. Chairwoman Marti Stiglich agreed and she said there are all automated systems. Chairwoman Marti Stiglich told Ray Carpentino if he could do what he mentioned that they would certainly want to go to the Planning and Zoning Commission with this.

Ray Carpentino said that the Planning and Zoning Commission will be looking at a special permit next Wednesday for Shad Row, the new eatery that is down by the Connecticut River. They are looking to expand their outdoor dining and they are also looking to have some live entertainment. Commissioner Sharon Mounds asked who the owner of Shad Row is. Ray Carpentino said her first name is Jenna. Commissioner Sharon Mounds asked if the owner had been somewhere else in Rocky Hill and if she expanded. Ray Carpentino thinks the owner had been in Glastonbury and in Wethersfield. Commissioner John Roderick asked if this is the location that is down by the Ferry and he was told that it is. Commissioner Christopher Duff said this used to be Mitchells and now it is Shad Row. Commissioner Sharon Mounds confirmed that that land is leased. Chairwoman Marti Stiglich said yes. She said that spot is pretty small and she confirmed that the proposal is for there to be live entertainment there during the day. Ray Carpentino said that probably will be at night. That zone is a Waterfront Zone and he thinks that is the intent of it. Commissioner Sharon Mounds said that area closes at dusk.

Commissioner John Roderick said there is a little park area by the dock and there isn't a lot of room right there. Ray Carpentino said this will be with the Planning and Zoning Commission. Commissioner Sharon Mounds said this eatery is on private property and Ray Carpentino said yes. Commissioner Sharon Mounds referred to entertainment and she said there would be none after dusk if this is on the State dock or at Ferry Park but there could be entertainment up until 10:00 p.m. basically on private property. Chairwoman Marti Stiglich asked if the eatery has enough parking spaces on its own there. Ray Carpentino said he didn't know. Commissioner Sharon Mounds said there is a parking lot there and that is big enough for the eatery. Ray Carpentino said it would probably be beneficial if they shared the parking. Chairwoman Marti Stiglich said not if Ferry Park closes at dusk. Commissioner John Roderick said that parking will still be available for the State side. The road also is basically a cul-de-sac and that ends not even a quarter of a mile down the road. Commissioner Christopher Duff said it is usually pretty crowded there at lunch and there is enough parking to fill the table space that is available at the eatery. Chairwoman Marti Stiglich said she hasn't been there in a very long time so she took back what she had just said.

Ray Carpentino referred to 2080 Silas Deane Highway with regards to a point of information. This is the St. Francis medical office building and it was recently sold for \$3,800,000 to another medical group. Commissioner Sharon Mounds asked if the business is still there. Ray Carpentino said the building is fully occupied according to a real estate journal article. Chairwoman Marti Stiglich asked if the St. Francis medical office is still there. Ray Carpentino said he believes so and he said this is medical arts. Commissioner John Roderick asked if a different leasing company has taken this over. Ray Carpentino said this is different ownership. This is a different real estate and trust. Chairwoman Marti Stiglich said there could be changes. Ray Carpentino doesn't think any changes would want to be made if this is fully leased. Chairwoman Marti Stiglich said she hasn't been there for at least three or four years. Commissioner John Roderick said an expansion has just been completed to that building. Ray Carpentino said that had been done not that long ago.

Chairwoman Marti Stiglich asked if the Town still hadn't heard about the STEAP (Small Town Economic Assistance Program) Grant for the turf (at McVicar Field). Ray Carpentino said the Town has heard nothing and nothing has been heard either about the grant for the Main Street Investment Fund for some streetscape elements to continue. The deadline for the STEAP announcements is in mid-September (September 15, 2014). The Governor has all of July 2014 and August 2014 remaining in which to make announcements.

Commissioner Christopher Duff told Ray Carpentino that he had mentioned about meeting with the Connecticut State Department of Transportation with the ongoing issue they have. Commissioner Christopher Duff asked if there was any reason for hope of a resolution on that and he asked Ray Carpentino how he would categorize that meeting. Ray Carpentino said they hadn't met with the Connecticut State Department of Transportation yet. He said that State Representative Tony Guerrero was going to contact the Commissioner and then have the Commissioner contact him but that hasn't happened yet.



**7. CORRESPONDENCE/DISCUSSION**

Ray Carpentino told the Commission that he had handed out to them a letter from ADC Enterprises. He said that this had been addressed to Chairwoman Marti Stiglich and he believed every other Official in Town. Ray Carpentino said that Al Chiulli is in the process of trying to redevelop his site on the Connecticut River. Al Chiulli has a number of different uses in mind for that property. He would like to try to bring back the concept of the Rail Trail that had been talked about once here. Ray Carpentino said if this happens that Al Chiulli would allow the trail to be on his property because this would help him with his riverfront development plans. Ray Carpentino said he indicated to Al Chiulli that he had to send a letter to the Town Manager because this is really a Town Council thing. Chairwoman Marti Stiglich said this is a Town Council thing and she asked if this would be connecting any trails that exist that go through Al Chiulli's property. Ray Carpentino said that he didn't think so. He said that Al Chiulli had been talking about having this come through the Town's Industrial Park property where they will have the solar project. This would be along the railroad tracks and through Al Chiulli's property with this maybe connecting into Ferry Landing and up through Quarry Park. Ray Carpentino said this basically would be along the railroad. Chairwoman Marti Stiglich said there would be a potential of connectivity to Quarry Park. Ray Carpentino said yes and he explained some more. Chairwoman Marti Stiglich said one of the plans for any Town should be the connecting of its trails. This would make it easier for people to get out and around as families, as well as individually.

Chairwoman Marti Stiglich asked if anyone had anything else that they would like to add or discuss. None of the Commissioners had anything else.

**8. ADJOURN**

**Commissioner Sharon Mounds made a motion to adjourn the meeting at 6:37 p.m. The motion was seconded by Vice Chairman Mark Walworth and adopted unanimously.**

Respectfully submitted,

Jo-Anne Booth  
Recording Secretary